

Project No. NREA-0056

January 25, 2019

William C. Bellavance, Chairman
North Reading Community Planning Commission
235 North Street
North Reading, MA 01867



Subject: Definitive Subdivision Plan – Road A
#77 Elm Street (Assessors Map 78 Lots 79 & 89)
Fire Protection, Vehicular Flow & Safety

Dear Mr. Chairman,

The purpose of this letter is to speak to “fire protection,” “vehicular flow,” & “safety” as it relates to the proposed Definitive Subdivision Plan for #77 Elm Street. The office of Williams & Sparages LLC has conducted an extensive topographic and field reconnaissance survey of the subject property and along Elm Street from Lisa Lane (located approximately 670 feet east of the proposed roadway) to Fairview Street (located approximately 860 feet west of the proposed roadway). In addition, site visits were conducted to review vehicular access (for emergency vehicles and passenger vehicles) to and from and along the proposed roadway (currently shown as Road A on the subdivision plan).

Fire Protection – The North Reading Fire Station (152 Park Street) is located approximately 2.1 miles west of the proposed roadway. Emergency vehicles can access the proposed roadway from Park Street to Elm Street. The geometry of the proposed roadway allows for safe turning movements in and out of the proposed roadway.

Vehicular Flow – The proposed roadway has been designed with a pavement width of 28-feet and a paved cul-de-sac circle measuring 50-feet in diameter with a landscaped island measuring 24-ft in diameter. Each of the proposed driveways has been designed to allow access from the frontage of each of the building lots onto the new roadway. The minimum separation distance between driveways is approximately 40-feet. The geometry of the proposed roadway is more than adequate to allow for safe vehicle flow.

Safety – The proposed roadway has been designed to accommodate safe access for emergency vehicles and passenger vehicles alike. Using the proposed topographic survey information, the proposed intersection of new roadway with Elm Street was also evaluated for available sight distance. Based on our engineering calculations, there is adequate sight distance available both east bound and westbound along Elm Street to allow for safe vehicular movements for the proposed roadway.

We look forward to meeting with the Community Planning Commission to present the Definitive Subdivision Plan for the new roadway at 77 Elm Street. In the meantime, please feel free to contact me directly if you have any questions.

Very truly yours,

A handwritten signature in blue ink that reads "Chris Sparages". The signature is written in a cursive, flowing style.

Chris Sparages, P.E.
Principal

cc: 77 Elm Street LLC
Attorney Jill Mann